

Smart Growth in the Metropolitan Boston Region

Douglas Foy, Secretary of Commonwealth Development

Suffolk University Law School, November 19th, 2004



Mitt Romney,
Governor

Kerry Healey,
Lieutenant Governor



Challenge: Growth in Massachusetts

- Estimated 2.5 Million Undeveloped Acres
- Housing Supply and Cost
- Water
- Mobility
- Failing Infrastructure
- Quality of Life/Preserving Community Character



Meeting the Challenge: The Romney Agenda

- **Office for Commonwealth Development**
- Double Housing
- Fix It First
- World Class Parks
- Open Space Protection
- Multi-modal Transportation Planning



Guiding Principles for Smart Growth

1. Redevelop first
2. Concentrate development
3. Be fair
4. Restore and enhance the environment
5. Conserve natural resources
6. Expand housing opportunities
7. Provide transportation choice
8. Increase job opportunities
9. Foster sustainable businesses
10. Plan regionally

Local Example: Concentrate Development

- Ashmont, Mattapan, and Wonderland Station Renovations.
 - Transit-oriented development
 - Public and private investment
 - Mixed use: retail and housing at transit centers



Local Example: Provide Housing Opportunities

- East Boston , Maverick Gardens Phase II



- \$35 million HUD HOPE VI revitalization grant
- Other public and private funds leveraged to create revitalized public housing for almost 800 families.



Local Example: Concentrate Development

- Downtown Franklin, rezoning for mixed use



How the Commonwealth Supports Smart Growth

Recognition



- Find and Highlight Examples
- Case studies posted on OCD website
- Governor's Smart Growth Leadership Awards
- Governor's Smart Growth Innovation Awards (applications due December 15th)

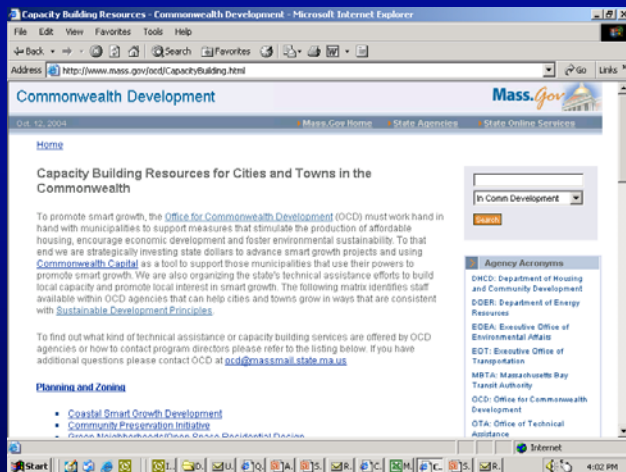


How the Commonwealth Supports Smart Growth

Technical Assistance



- Interagency Technical Assistance Teams
- Peer-to-peer network
- Interactive website under development

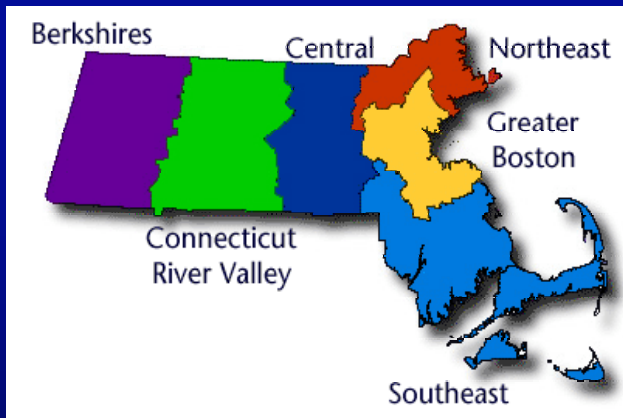


How the Commonwealth Supports Smart Growth

Planning and Zoning Funding



- Mass Housing Priority Development Fund (\$3M of planning grants)
- EOE Smart Growth Technical Assistance Grants



An Innovation: Smart Growth Zoning Law - Chapter 40R

Planning and Zoning



- Incentives to create “smart growth zoning districts” in eligible locations
 - City, town, village centers/commercial districts
 - Around transit stations
 - Other appropriate “smart growth” locations



- Key criteria: Infrastructure + Walkability
- Must have 8-20 units/acre, affordable units, housing or mixed use
 - Flexibility for towns with populations Less than 10k
- Incentives: State \$ for re-zoning and issuance of building permits, priority in grant programs
 - Education costs to be addressed

How the Commonwealth Supports Smart Growth

Project Funding



- **Commonwealth Capital:** Common administration of discretionary capital grant programs to ensure
 - Consistency of projects with smart growth policy
 - Alignment of municipal policies and zoning with Commonwealth interest in smart growth
 - Coordination of agency decision-making
- Includes economic and community development, open space protection, off-street parking, wastewater infrastructure and other programs
- Tuned to support communities of all sizes

How the Commonwealth Supports Smart Growth

Project Funding



- Fix-it-first (parks, roads, bridges, housing, transit, drinking water, sewers)
- MassHousing Priority Development Fund (housing)
- Limited, smart infrastructure expansion (transit, bike, pedestrian, streetscapes)

How the Commonwealth Supports Smart Growth

**Tax Credits +
incentives**



- State Historic Preservation Tax Credit signed into law
 - Focus on smart growth, affordable housing
 - Initial authorization \$10 million/year
- Support for upper-story redevelopment
 - Housing Development Support Program funding doubled (DHCD)
 - Forum on “Upper Story Redevelopment: Strategies for Your Downtown” (held on Oct. 13, 2004 in Worcester)

Smart Growth Policies

- Smart conservation: land protection strategies
 - TDR Land Bank
 - SRF for land/open space
- Communities First
 - Highway Design Manual
- Fast track for smart growth projects being developed for
 - Environmental review (MEPA) process
 - Dep't of Environmental Protection permitting processes
- State Revolving Fund Program (water infrastructure) reform
 - Facilitate sewerage for town center growth
 - Get tougher on sewerage in outlying areas

Still Needs Fixing:

- Technical Assistance
- School Costs
- 40A
 - ANR
 - Grandfathering
- 40B Reform

Meeting the Challenge



“It is amazing what you can accomplish if you don’t care who gets the credit.”

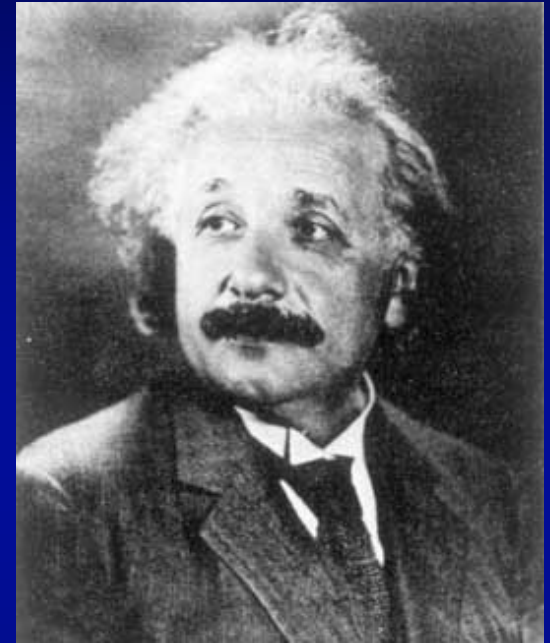
President Harry S Truman

Smart Growth is a critical element of
the Commonwealth's Economic
Growth Strategy

RPA Presentation

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Smart Growth

~~Peace~~ cannot be kept by force. It can only be achieved through understanding.”

~Albert Einstein

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